

62 Church Road

Fire Safety Strategy 23rd January 2022

The following consists of our response to 'Policy D12 Fire Safety' from the London Plan. Our response to each point is shown in red.

Policy D12 Fire safety

A. In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:

1) identify suitably positioned unobstructed outside space:

a) for fire appliances to be positioned on

Being a semi detached property on a main road, the outdoor location for use by a fire appliance would be on Church Road to the front of the house.

b) appropriate for use as an evacuation assembly point

The assembly point would be on the pavement across the road from the front of the house.

2) are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures

There is a fire detection system in place throughout the house.

3) are constructed in an appropriate way to minimise the risk of fire spread

The alterations are to the enlargement of the ground floor kitchen. Fire doors will be fitted to separate the space from the rest of the house and masonry walls are built to all new external walls which are non combustible.

4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users.

The means of escape will remain the same as existing. The escape route is down a stair case which is separated from the kitchen at ground with the final escape point being at ground floor. If the fire alarm was to sound then the occupants would immediately make their way to the ground floor to escape.

5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in

The building owners have confidence in the current strategy for escape which will remain as the evacuation strategy.

6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development

Appropriate access for the fire brigade is provided off Church Road through a door which is directly onto the corridor and stairs to access all floors of the building.